

## **Durango Homeowner's Association Annual Meeting Minutes**

### **April 3, 2019**

Erich Menzel, HOA President, called the meeting to order at 7:10 pm

**Residents Present:** Dan & Christine Kiedrow, Ed & Janet Wulf, Stephanie Martin, Linda McClelland, Lyle Reeves, Lina Xiong, Carol Kingsley, Dale Brinker, Erich Menzel, Amy Logatto, and Richard Illsley

**Roll Call:** Residents checked an attendance sheet

**Proof of Meeting Notice:** Meeting notice was mailed to all homeowners and posted on islands.

Erich read last year's HOA Annual Meeting minutes.

#### **Treasurer's Report:**

- Last year dues increased to \$150. We were hoping increased dues would have created more of surplus and help us to build a cushion for tree removal in the greenbelt but due to higher utility costs and outstanding dues we ended with a surplus of only \$3159.
- John and Carol brought up in 2017 the concern about the trees in the greenbelt getting old and having to be removed – this is still a budget issue and concern.
- Cottonwood trees are the concern in the greenbelt. The thought was that it would be about 5 years and they would have to come down so there was not a chance of falling on anyone's home.
- Carol mentioned that the eventual removal of the trees in the greenbelt would cost around \$4000. These trees are getting older and members are worried that they could end up falling and endangering homes.
- We ended up spending more on additional expenses such as lawn care, tree maintenance, and utilities. It was unclear as to why the water bill was \$1000 more.
- Dan mentioned that he had checked on replacement of sprinklers and finding the leak would cost around \$500 or less. After discussion the group approved replacement of the sprinklers and finding the leak. Rich suggested that we could wait until fall when the temperature drops as there would be less chance of the damage of sprinkler heads and lower off-season cost.
- Erich proposed that we would raise the dues to \$160. Raising the dues by \$10 would allow us to prepare for the projected cost of tree removal and replacing of sprinkler heads and trouble shooting and repairing sprinkler leak instead of imposing a special assessment.
- John motioned to raise dues by \$10 per month, Erich seconded the motion and it was approved unanimously by all present.

- There will be no removal of trees in 2019 until appropriate budget surplus is reached.
- The dog house in the greenbelt was fixed, thank you Lyle.
- The 2019 budget was reviewed, discussed and approved.

#### **Architectural Report:**

- Architectural committee is responsible for approving major structural changes to homes in the HOA.
- Lyle stated there were no major project requests made this year
- Stephanie stated they will need to begin repair on their basement due to flooding issues. It will be a mess for a bit until the repairs are completed. The committee approved this request.

#### **New Business:**

- Linda stated Mike said he was ok to go ahead and treat Ash trees.
- Carol mentioned we needed to wait for the trees to bloom to see if a treatment is needed
- Amy brought up that the trees on the island on Durango Drive were looking pretty bad and need to be cut down and replaced. There was a discussion on what to do with the island. Janet brought up zeroscape and all of us pitching in as a community to work on that. Will be discussed further.
- Dan brought up parking work vehicles in the driveway and asking how homeowners felt about that. The members all stated that there was no issue with that as long as they were in the driveway and not in the road.
- It was mentioned that it was unsightly to have dumpsters visible for extended periods of time. Erich stated he will discuss this with the homeowners and get them a copy of the covenants.
- Dan brought up campers in front of homes and the group mentioned this was ok as long as it was only temporary for loading/unloading purposes.
- Annual picnic was moved last year due to rain. It was proposed that we schedule it for June 7<sup>th</sup> this year with a backup date of June 14<sup>th</sup> in case of inclement weather. This was approved by those present.
- No community garage sale will be scheduled for this year although residents are welcome to set up their own at any time. Carol offered the website <https://buynothingproject.org/> where folks can share all kinds of things to buy and sell.
- Rich asked about solar panels and if they were ok with the HOA covenants. Lyle mentioned that there was nothing in the covenants that prevented the install of the solar panels.
- A homeowner brought up concern about rentals in the neighborhood. The concern had to do with the lowering of property values due to excessive rental properties and lack of upkeep of these properties. An option was discussed to update the covenants to have current homeowners grandfathered in to allow them to rent out their homes but limiting the number of future rentals by not allowing new buyers to rent out their

property. A change in covenants would require a quorum of 75-80%. Erich was going to be looking into this.

- A homeowner brought up the question about one of the homes that there was a meth problem with and children that were still living in that home. There was a concern for the health and safety of the family and neighbors. One of the members offered to check with the health department.

**Election of Officers:**

2019 board are as follows:

President – Erich Menzel\*

Vice-President – Dan & Christine Kiedrow

Treasurer – John Kinsley

Secretary – Ed & Janet Wulf\*

Architectural Review Committee - Melanie Kolb, Michael McClelland, and Lyle Reeves

\*Erich, Ed and Janet will serve in their current position for one more year. They will step down in 2020. We will need residents to step up to fill these positions next year to avoid the high cost of hiring an HOA management company. Thank you.

Meeting was adjourned at 8:30pm.

Thanks to Lew Rangel and Curt Beer and all the neighbors who have helped to keep expenses down by clearing our sidewalks of snow.

We are truly blessed to live in such a great community!

*Submitted by Ed & Janet Wulf, Secretaries*